

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 22, 2009**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

**SDR-32544 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CORESTONE, LLC** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-29021) TO ADD A PEDESTRIAN PLAZA WITH A WAIVER TO THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS on 0.70 acres at 123 East Charleston Boulevard (APN 139-34-410-046), C-2 (General Commercial) Zone, Ward 3 (Reese)

**P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**2**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**6**

**City Council Meeting**

**0**

**RECOMMENDATION:**

**APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda – Condition Confirmation Letter and Protest/Support Postcards
8. Submitted after Meeting –Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by RICHARD TRUESDELL to Approve subject to conditions

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

VICKI QUINN, GLENN TROWBRIDGE, RICHARD TRUESDELL, BYRON GOYNES;  
(Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN EVANS, KEEN ELLSWORTH)

NOTE: COMMISSIONER TRUESDELL disclosed the notification radius encompasses an edge of a property he has interest in but there is no economic benefit and will vote on the item.

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Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

PETER LOWENSTEIN, Planning and Development, stated that the proposed project is compatible with the surrounding properties and noted staff's recommendation for approval.

JACK SOLOMON stated he leases property at 1 East Charleston Boulevard and the adjoining property on Main Street. Boulder Avenue was set aside for a sculpture park and believes the applicant wants free land. MR. SOLOMON stated he is interested in developing the Arts District and there is the possibility of having a world-class sculptor build a sculpture on this site. It would be impossible to get donations for a sculpture built on private property. During a meeting held with MAYOR GOODMAN and the applicant, it was agreed that the applicant would present a plan, but he has not seen that plan. MR. SOLOMON believes there were conditions on the vacation to develop a sculpture park open to the public. He objects this property being given to the applicant for private use.

WES MILES ISBUT, 107 East Charleston Boulevard, appeared and stated the effort is to try to build a pedestrian plaza. He believes MR. SOLOMON is somewhat confused about the development, as their request is for a design review to build a sculpture park. He is not aware of any public funding so the property owners decided to utilize their own funds to execute the original plan with the exception of opening an area to allow access to MR. DRUM'S building. He reiterated the original plans and added that the same paving stone to the east will be used in harmonious design to match the plaza. The sidewalks will remain in place to keep an old-feeling appearance.

CHAIR TROWBRIDGE verified with BART ANDERSON, Public Works, that the vacation of a portion of Boulder Avenue was approved by the City Council on June 4, 2008. The vacation is only the portion of Boulder Avenue east of First Street and not the portion west of First Street.

ROGER DRUM, 3200 Beamery Court, North Las Vegas, owns property at 1 Charleston Boulevard, opposed the plan without having seen it yet. He affirmed the aforementioned meeting and added that the discussion involved a major modification with one of the conditions requiring the submittal of a plan for review and approval. The notification refers to a major modification but no other information. MR. SOLOMON opposes any vacation for private use without making it a sculpture park.

COMMISSIONER TRUESDELL understood the confusion and asked if there was another modification different than what has been seen. MARGO WHEELER, Director of Planning and Development, replied the issue is the landscaping changes are due to utility easement and the emergency side access beyond MR. ISBUT'S control. The major modification is necessary as the changes were deemed to be significant. These are type of changes every developer experiences while going through final design.

CHAIR TROWBRIDGE declared the Public Hearing closed.